

**BK: 2020 PG: 3850**  
**Recorded: 10/8/2020 at 3:02:36.0 PM**  
**Pages 3**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax: \$111.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

CONSIDERATION \$70,000



**TRUSTEE WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION

Official Form No. 107

**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

Phone: (515) 462-3731

**Taxpayer Information:** (Name and complete address)

Ryan Allen Snyder and Lori Richelle Snyder, 215 West Filmore, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, Iowa 50273

**Grantors:**

Bluebird Trust

**Grantees:**

Ryan Allen Snyder

Lori Richelle Snyder

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**TRUSTEE WARRANTY DEED  
(INTER-VIVOS TRUST)**

For the consideration of ---\$70,000.00--- Dollar(s) and other valuable consideration, George M. Montross

(Trustee) (~~Co-Trustees~~)  
of the Bluebird Trust

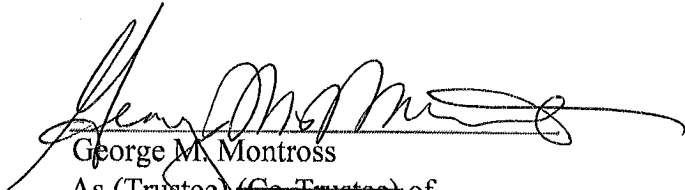
does hereby convey to Ryan Allen Snyder and Lori Richelle Snyder, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa: The East 60 feet of Lot Six (6) in Block Six (6) of Pitzer & Knight's Addition to Winterset, Madison County, Iowa.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated 10-7-20.

  
George M. Montross  
As (Trustee) (~~Co-Trustee~~) of  
the above-entitled trust

\_\_\_\_\_  
As (Trustee) (~~Co-Trustee~~) of  
the above-entitled trust

**Acknowledgment for Individual Trustee**

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10-7-20, by George M.

Montross

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.



Sarah M. Cowman  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

As (Trustee) (~~Co-Trustee~~) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

**Acknowledgment for Corporate Trustee**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

As (Trustee) (Co-Trustee) of the above entitled trust.

\_\_\_\_\_  
Signature of Notary Public